

HANKELow PARISH COUNCIL

Carol Jones
Clerk

Tel: 01270 812065
e-mail: carol.jones44@btinternet.com

Parish Councillors are summoned to a meeting of the Parish Council

DATE: TUESDAY, 6 JANUARY 2015
TIME: 7.30 PM
VENUE: SCHOOL ROOM, HANKELow METHODIST CHAPEL



Signed: _____ Date of Issue: 29 December 2014

A G E N D A

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST

Members to declare any non-pecuniary or disclosable pecuniary interest which they have in any item of business on the agenda, the nature of that interest, and in respect of disclosable interests to leave the meeting prior to the discussion of that item.

Whilst the Clerk can advise on the Code of Conduct and its interpretation, the decision to declare, or not, is the responsibility of the Parish Councillor, based on the particular circumstances.

3 MINUTES

To approve as a correct record, the Minutes of the Meeting held on 3 November 2014. ...

4 MATTERS ARISING (from the meeting held on 3 November 2014 which are not detailed elsewhere on the agenda)

4.1 White Lining on Longhill Lane (Minute No. 52)

At the previous meeting, Councillor Ainley and Mr C Foster (a resident) agreed to take measurements on Longhill Road to enable Cheshire East Council Engineers to consider if road markings would be appropriate to improve safety for pedestrians.

Councillor Ainley and Mr Foster to report to the meeting.

To: Councillors G Foster (Chairman), C Ainley, G Cope, I Jones and A Lee

Copy: Borough Councillor R A Bailey

5 BUDGET – 2015-2016

The Parish Council is invited to approve its budget proposals for 2015-2015. The Clerk's report is enclosed. ***

6 TREE PRESERVATION ORDERS

At the meeting held on 3 November 2014, it was agreed that before taking any action to protect the trees in the parish, residents' views should first be sought. An article was to be included in the next newsletter.

Members are invited to update the Parish Council in respect of the survey of residents.

7 PERMISSIVE PATH – HANKELow-AUDLEM

As requested at the last meeting, the Clerk contacted the CEC Public Rights of Way Unit (PRWU) about any liability which might attach if the Parish Council made a financial contribution to the upkeep of the permissive path, when it was reinstated.

The PRWU is unable to offer legal advice and the Parish Council would need to make its own arrangements.

It is suggested that the matter be examined further when Mr Morris (owner of Corbrook Court) provides the legal documentation, which is likely to be in the form of a legal agreement between his company and either the Borough Council or one of the Parish Councils (namely Hankelow and/or Audlem).

8 PLANNING

8.1 Planning Application

The Parish Council is invited to submit comments on the following planning application:

14/5608N Hankelow Manor, Hankelow Lane
Land to the south-east of Hankelow Manor: In-fill development of two x
two-storey detached residential dwellings

8.2 To note the following:

14/4300N Lodge Farm – Up to 22 Dwellings

The Chairman attended the Southern Planning Committee meeting held on 17 December 2014 and will be able to report the outcome.

14/4146N Land off Longhill Lane

Although it had been expected that this application would be heard in November/December, the application has not yet been submitted to the Southern Planning Committee.

9 NEIGHBOURHOOD PLANNING

9.1 Consultation

To note that the application for the Neighbourhood Plan Area was submitted to Cheshire East Council and was subject to a six-week consultation period which concludes on Friday, 2 January 2015.

9.2 Minutes of a Meeting of the Steering Group – 11 November 2014

To receive the Minutes of the Steering Group meeting held on 11 November 2014.

9.3 Terms of Reference for the Steering Group

At the November meeting, the Parish Council adopted the Terms of Reference which had been used for the Parish Plan Implementation Group. This was an interim measure only to ensure that progress could be made.

The Parish Council is now invited to approve appropriate Terms of Reference for a Neighbourhood Plan Steering Group. **(To be tabled/to follow.)**

10 BOROUGH COUNCILLOR'S REPORT

Councillor Rachel Bailey to report on Cheshire East Council matters of interest, including the current situation in respect of the suspension of the Local Plan.

11 SHARED INFORMATION/REPORT OF MEMBERS APPOINTED TO OUTSIDE BODIES

Parish Councillors are invited to share information. Members who are appointed to outside bodies can take this opportunity to report on any recent meetings.

The Clerk attended a meeting of the Cheshire Association of Local Councils on 11 December 2014, at which time, Tom Evans (CEC Spatial Planning Team) made a presentation. The Clerk's note of that meeting is enclosed for information. ...

12 DATE OF NEXT MEETING

3 March 2015

Notes

1) Members of the Public

The Parish Council welcomes and encourages members of the public to attend its meetings. You are requested to enter and leave quietly and to remain quiet during the meeting. Mobile phones and pagers should be switched off, and no food or drink should be brought into the meeting.

Members of the public are not able to participate in meetings but are able to ask questions or make a statement, prior to the start of the meeting. In addition, if you feel there is a matter which should be brought to the attention of the Parish Council you may contact the Clerk, the Chairman, or any member of the Parish Council, and arrangements can be made to place the item on the agenda for the next meeting, if appropriate.

On occasions, members of the press and public will be excluded from the meetings when the business to be transacted is of a confidential nature; for example, dealing with individual people, staffing matters, contracts and financial affairs of other parties.

2) Parish Councillors

A) Notice of items

The Parish Council cannot lawfully decide any matter which has not been specifically included on the agenda, and there is case law to this effect (*Longfield Parish Council v Wright (1918) 88 LJ Ch 119*).

B) Planning Grounds The grounds on which observations can be made on planning applications are as follows –

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| 1 | Development Plan in all its aspects | 8 | Appropriateness of use taking account of local area |
| 2 | Government legislation and guidance | 9 | Effect on highway safety |
| 3 | Siting | 10 | Landscape |
| 4 | Design | 11 | Listed buildings |
| 5 | External appearance | 12 | Conservation areas |
| 6 | Compatibility with street scene | 13 | Land |
| 7 | Development effect on neighbouring properties, contamination, amenities and privacy | 14 | Flooding |

Non-Relevant Matters

- | | | | |
|---|---|---|---|
| 1 | Matters controlled by other legislation | 6 | Business competition |
| 2 | Effects on private rights | 7 | Personal circumstances – health/finance |
| 3 | Provisions in covenants/deeds | 8 | Ownership |
| 4 | Effect on property values | 9 | Moral issues |
| 5 | Private opinions | | |

Note: If the Parish Council agrees, in principle, with an application, but not in all aspects, suggestions for “development conditions” can be made, in line with relevant factors.